

NEIGHBORHOOD BUSINESS (NB) DISTRICT

Purpose and Intent:

The NB, Neighborhood Business District is primarily intended to accommodate very low intensity office, retail, and personal service uses adjacent to residential areas. The district is established to provide convenient locations for businesses which serve the needs of surrounding residents without disrupting the character of the neighborhood. It is not intended to accommodate retail uses which primarily attract passing motorists. Compatibility with nearby residences is reflected in design standards for both site layout and buildings.

Additional Requirements:

1. No more than 3,000 square feet of gross floor area per use shall be permitted on a lot.
2. Outside storage shall be prohibited.
3. Hours of operation shall be restricted to between 6:00 AM and midnight.
4. Drive-thru sales and services are not permitted.
5. Exterior lighting is limited to indirect illumination and safety lighting, and (for signs only) cut-out letter lighting. All exterior lighting shall be located, angled, shielded and/or limited in intensity so as to cast no direct light upon adjacent streets or properties. No exterior lighting shall be located higher than 15 feet above ground or pavement. All off-street parking shall be located to the rear of the building. Buildings shall be reflective of the architectural styles, exterior materials, and colors of nearby residences.
8. A maximum of two (2) dwelling units are permitted above each business.

Permitted Uses:

AGRICULTURAL USES

Agricultural Production (crops)
Forestry

Dance Schools
Public Parks **D**
Public Recreation Facilities **D**

RESIDENTIAL USES

Common Area Recreation & Service Facilities
Family Care Homes **D [AOD]**
Shelters, Temporary **D [AOD]**
Single Family Detached Dwellings **[AOD]**
Two Family Dwellings (Twin Homes or Duplexes) **[AOD]**

EDUCATIONAL AND INSTITUTIONAL USES

Cemeteries/Mausoleums **D**
Churches **[AOD]**
Day Care Centers, Adult (29 or less) **D [AOD]**
Day Care Centers, Adult (30 or more) **D [AOD]**
Day Care Centers, Child (29 or less) **D [AOD]**
Day Care Centers, Child (30 or more) **D [AOD]**
Fire Stations
Government Offices
Libraries **[AOD]**
Museums or Art Galleries **[AOD]**
Police Stations, Neighborhood
Post Offices
School Administration Facilities

ACCESSORY USES AND STRUCTURES (See Section 9-4-13 for additional requirements for accessory structures)

Accessory Uses and Structures (customary)
Caretaker Dwellings **D [AOD]**
Communication Towers (exceeding height limits of zoning district) **S**
Communication Towers (not exceeding height limits of zoning district) **D**
Disabled Motor Vehicles **D**
Home Occupations **D**
Satellite Dishes/TV and Radio Antennae (Accessory) **D**
Swimming Pools **D**
Yard Sales (no more than 2 per year) **D**

BUSINESS, PROFESSIONAL, & PERSONAL SERVICES

Accounting, Auditing, or Bookkeeping
Administrative or Management Services
Advertising Agencies or Representatives
Barber Shops
Beauty Shops
Clothing Alterations or Repairs
Computer Services
Economic, Socio., or Educational Research
Business, Professional & Personal Services (Continued)

RECREATIONAL USES

Athletic Fields **D**
Clubs or Lodges **S**
Recreational Uses (Continued)

Employment Agencies, Personnel Agencies
Engineering, Architect, or Survey Services
Insurance Agencies (no on-site claims insp.)
Laundromats, Coin-Operated
Laundry or Dry Cleaning Plants *[WCA]*
Laundry or Dry Cleaning Substations
Law Offices
Medical, Dental or Related Offices
Noncommercial Research Organizations
Office Uses Not Otherwise Classified
Photocopying and Duplicating Services
Photography Studios
Real Estate Offices
Rehabilitation or Counseling Services
Shoe Repair or Shoeshine Shops
Stock, Security or Commodity Brokers
Tourist Homes (Bed & Breakfast) *D*
Travel Agencies
Watch or Jewelry Repair Shops

RETAIL TRADE

Antique Stores & Used Merchandise Stores *D*
Arts & Crafts
Bakeries
Book Stores
Camera Stores
Candy Stores
Caterers *D*
Clothing, Shoe and Accessory Stores
Computer Sales
Convenience Stores (without gasoline pumps)
Dairy Products Stores
Department, Variety or Gen Merchandise Stores
Drug Stores
Fabric or Piece Goods Stores
Florists
Food Stores
Furniture Sales
Gift or Card Shops
Hardware Stores
Hobby Shops
Home Furnishings, Miscellaneous
Jewelry Stores

Continued - Retail Trade

Luggage or Leather Goods Stores
Musical Instrument Sales
Newsstands
Office Machine Sales
Optical Goods Sales
Record and Tape Stores
Restaurants (no drive-thru)
Sporting Goods Stores
Stationery Stores
Television, Radio or Electronic Sales
Tobacco Stores
Video Tape Rental and Sales

WHOLESALE TRADE

None

TRANSPORTATION, WAREHOUSING AND UTILITIES

Communication Towers (exceeding height limits of zoning district) *S*
Communication Towers (not exceeding height limits of zoning district) *S*
Demolition Debris Landfills, Minor *[WCA]* *D*
Utility Lines and Related Appurtenances:
• Distribution Poles, Transmission Poles & Towers
• Other
Utility Service Facilities *D*

MANUFACTURING AND INDUSTRIAL USES

None

OTHER USES

Automotive Parking (subj. to Sec. 9-5-6)
High Mast Outdoor Lighting > 50' in ht. *D*
Mixed Developments *D*

Temporary Construction, Storage or Offices; Real Estate Sales or Rental Offices (with concurrent building permit for permanent building)

Temporary Events, including but not limited to:
(Refer to Section 9-3-3(f))
• Arts and Crafts Shows

<i>D</i>	Must be developed according to the Development Standards in Section 9-5-1 and 9-5-2 of the Development Ordinance.
<i>S</i>	Special Use Permit Required <i>(NOTE: Uses requiring a Special Use Permit shall be required to meet Development Standards for that use listed in Sections 9-5-1 and 9-5-2 of the Development Ordinance)</i>
<i>Z</i>	Overlay Zoning Required.
<i>WCA</i>	Prohibited in Watershed Critical Area Overlay District. See Section 9-7-4 of the Development Ordinance.
<i>R</i>	Restricted Use in a Watershed Critical Area or General Watershed Area. See Section 9-7-4 or 9-7-5 of the Development Ordinance.

AOD May be prohibited in Airport Overlay District. See Table 4-4-3 of the Development Ordinance.

NEIGHBORHOOD BUSINESS (NB) DISTRICT

DIMENSIONAL REQUIREMENTS FOR NON-RESIDENTIAL NB DISTRICT USES:

<i>Minimum Lot Size</i>	9,000 square feet , (Lots of Record having less than minimum required area may be developed pursuant to Section 9-4-17(a) (Nonconforming Lots Record). (Maximum district size of three (3) acres (excluding any street right of way)).
<i>Minimum Lot Width</i>	60 feet
<i>Minimum Street Frontage:</i>	60 feet
<i>Minimum Street Setback:</i>	
Local, Subcollector, & Collector	20 feet from the property line or 45 feet from the centerline of the street whichever is greater
Minor Thoroughfare	30 feet from the property line or 65 feet from the centerline of the street whichever is greater
Major Thoroughfare	35 feet from the property line or 80 feet from the centerline of the street whichever is greater
<i>Minimum Interior Setbacks:</i> (side and rear yards)	
Adj. to Non-Res. Zoning	0/5 feet , (Zero setback if no setback is provided. If setback is provided it must be a minimum of five (5) feet.)
Adj. to Res. Zoning	20 feet
<i>Maximum Height:</i>	50 feet , (No more than three (3) full or partial stories entirely above grade.)

Notes:

- Setback from right- of- way line or property line/ street centerline, whichever is greater. Setbacks along private streets shall be the same as indicated from the property line along local streets for the zoning district. Setbacks may be reduced in accordance with Section 9-4-12(b), Prevailing Street Setback. The setback from an alley shall be the appropriate minimum interior setback for the zoning district.

NEIGHBORHOOD BUSINESS (NB) DISTRICT

DIMENSIONAL REQUIREMENTS FOR RESIDENTIAL NB DISTRICT USES:

DIMENSIONAL REQUIREMENTS FOR PERMITTED SINGLE FAMILY DISTRICT USES, TWO-FAMILY DWELLINGS, AND GROUP CARE FACILITIES IN NB DISTRICT

Land Use	Minimum Lot Size (sq. ft.)
Single Family	7,000 sq. ft.
Two-Family	7,000 sq. ft.
All lots and structures for both the above Single Family and Two Family uses must meet the Development and Dimensional requirements of the RS-7 District.	
A reduction to the street setback for two-family dwellings may be applied as stated in Section 9-4-11(b)(3)b.	

This City of High Point zoning district fact sheet has been compiled by Department of Planning and Development staff as an informational aid for persons desiring a summary of zoning requirements relevant to a particular district. Although careful attention has been paid during its compilation, the Department makes no warranty regarding the accuracy or completeness of the information presented herein. Users should consult the official Development Ordinance or contact the Department of Planning and Development prior to taking any action that relies upon the information in this fact sheet.